

# **2009 DRAFTING REQUEST**

## **Bill**

Received: **01/28/2009**

Received By: **rkite**

Wanted: **As time permits**

Identical to LRB:

For: **David Hansen (608) 266-5670**

By/Representing: **Jay Wadd**

This file may be shown to any legislator: **NO**

Drafter: **rkite**

May Contact:

Addl. Drafters:

Subject: **Buildings/Safety - bldg stndrds**

Extra Copies:

Submit via email: **YES**

Requester's email: **Sen.Hansen@legis.wisconsin.gov**

Carbon copy (CC:) to: **annie@martinschreiber.com**

### **Pre Topic:**

No specific pre topic given

### **Topic:**

Carbon Monoxide detectors in one and 2 family dwellings

### **Instructions:**

See attached

### **Drafting History:**

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/?				_____			S&L
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/7	rkite 09/29/2009	jdyer 09/30/2009	phenry 09/30/2009	_____	sbasford 09/30/2009	cduerst 10/29/2009	

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&lt;END&gt;

 At Intro.

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See attached

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9/11 PH AD JF

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*169/11 jld*

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Carbon copy (CC:) to:

**Pre Topic:**

No specific pre topic given

PA's -  
Send cc  
to: annie@  
martinschreiber.  
com

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5/18/09

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1/?	rkite	1 2/18 jld	2/19	2/19			

FE Sent For:

<END>



**Kite, Robin**

---

**From:** Wadd, Jay  
**Sent:** Wednesday, January 28, 2009 12:34 PM  
**To:** Gibson-Glass, Mary; Kite, Robin  
**Subject:** Drafting Request

Senator Hansen would like to draft legislation that would mirror existing law requiring smoke alarms in one and two-family dwellings:

This may be a little vague or incomplete, but hopefully it will give you an idea what we're looking for.

Please let me know if you have any questions,

Jay Wadd  
Office of Senator Dave Hansen  
608-266-5670

**Carbon monoxide alarms in single-family homes: The goal is to mirror the current smoke alarm law for one- and two-family dwellings...**

All one and two-family dwellings built before, on or after \_\_\_\_ (date of passage) shall install a carbon monoxide alarm within 12 months of the date of passage.

101.645(3) Requirement. The owner of a dwelling shall install a functional smoke detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit...

101.145(2)

(2) Approval. A smoke detector required under this section shall be approved by Underwriters Laboratories, Inc.



State of Wisconsin  
2009 - 2010 LEGISLATURE

2009 BILL

RM run  
1  
LRB-1844  
RNK:.....  
jld

PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION

D-Note

In 1/30

✓

Gen

- 1 AN ACT ...; relating to: requiring carbon monoxide detectors in buildings
- 2 containing one or two dwellings units.

*Analysis by the Legislative Reference Bureau*

This bill requires the owner of any building that contains one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of the dwelling. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark or similar product safety mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional.

The bill authorizes a state or local building inspector to inspect new dwellings, the common areas of dwellings, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

As with most provisions of the code that applies to buildings that contain one or two dwelling units, the requirements under this bill apply to dwellings, the initial construction of which were commenced on or after December 1, 1978.

For further information see the <sup>✓</sup>*state and local* fiscal estimate, which will be printed as an appendix to this bill.

---

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

1           <sup>✓</sup>**SECTION 1.** 101.647 of the statutes is created to read:

2           **101.647 Carbon monoxide detectors.** (1) <sup>✓</sup>DEFINITION. In this <sup>✓</sup>section,  
3           “carbon monoxide detector” <sup>✓</sup>has the meaning given in s. <sup>✓</sup>101.149 (1) (am).

4           (2) **INSTALLATION AND SAFETY CERTIFICATION.** <sup>✓</sup>The owner of a <sup>✓</sup>dwelling shall  
5           install any carbon monoxide detector <sup>✓</sup>required under this section <sup>✓</sup>according to the  
6           directions and specifications of the manufacturer of the <sup>✓</sup>carbon monoxide detector.  
7           A carbon monoxide detector <sup>✓</sup>required under this section <sup>✓</sup>shall bear an <sup>✓</sup>Underwriters  
8           Laboratories, Inc. <sup>✓</sup>listing mark or <sup>✓</sup>similar mark from an independent product safety  
9           certification organization. <sup>✓</sup>

10          (3) **REQUIREMENT.** <sup>✓</sup>(a) The owner of a dwelling <sup>✓</sup>shall install a functional <sup>✓</sup>carbon  
11          monoxide detector in the basement of the dwelling <sup>✓</sup>and on each floor level except the  
12          attic or storage area <sup>✓</sup>of each dwelling unit. <sup>✓</sup>Except as provided under <sup>✓</sup>par. (b), the  
13          occupant of the dwelling unit <sup>✓</sup>shall maintain any carbon monoxide detector <sup>✓</sup>in that  
14          unit. <sup>✓</sup>

15          (b) If any occupant who is not the owner <sup>✓</sup>or any person authorized by state law  
16          or by <sup>✓</sup>city, village, town, or county ordinance or resolution <sup>✓</sup>to exercise powers or duties  
17          involving inspection of real or personal property, gives written notice to the <sup>✓</sup>owner  
18          that the carbon monoxide detector <sup>✓</sup>is not functional, the owner shall provide, within  
19          <sup>✓</sup>5 days after receipt of that notice, any maintenance necessary to make that carbon  
20          monoxide detector functional. <sup>✓</sup>

1           (4) INSPECTION. ✓ The department or person authorized by state law or by city,  
2           village, town, or county ordinance or resolution ✓ to exercise powers or duties involving  
3           inspection of real or personal property may inspect new dwellings, ✓ may inspect the  
4           common areas of dwellings ✓ and, at the request of the owner or renter, ✓ may inspect  
5           the interior of a dwelling unit ✓ in a dwelling to ensure compliance with this ✓ section.

6           History: 1977 c. 388; 1983 a. 189 s. 329 (4); 1987 a. 376; 1989 a. 109.

6           **SECTION 2. Effective date.**

7           (1) This act takes effect on the first day ✓ of the 13th ✓ month beginning after the  
8           effective date of this subsection. ✓

9           (END)

d-note



**DRAFTER'S NOTE  
FROM THE  
LEGISLATIVE REFERENCE BUREAU**

LRB-1844/1dn

RNK:.....

date

jld

two-  
As requested, this draft requires installation of carbon monoxide detectors in one and two family dwellings and is based on the current law requiring the installation of smoke detectors in those dwellings.

two-  
You had requested that the carbon monoxide detector requirements apply to all one and two family dwellings, regardless of when those dwellings were built. Please note, however, that the one and two family dwelling code generally applies only to buildings, the original construction of which was commenced on or after December 1, 1978. See s. 101.615, stats. Consequently, because I have drafted this proposal as part of the one and two family dwelling code, I have provided that the carbon monoxide requirements provisions in this draft only apply to those buildings. If you want this draft to apply to all one and two family dwellings, regardless of age, please let me know and I will redraft accordingly. Please note that the draft includes a delayed effective date as you requested.

-family  
one-family  
If you have any questions with regard to this draft, please feel free to contact me.

Robin N. Kite  
Legislative Attorney  
Phone: (608) 266-7291  
E-mail: robin.kite@legis.wisconsin.gov

**DRAFTER'S NOTE  
FROM THE  
LEGISLATIVE REFERENCE BUREAU**

LRB-1844/1dn  
RNK:jld:jf

February 19, 2009

As requested, this draft requires installation of carbon monoxide detectors in one-family and two-family dwellings and is based on the current law requiring the installation of smoke detectors in those dwellings.

You had requested that the carbon monoxide detector requirements apply to all one-family and two-family dwellings, regardless of when those dwellings were built. Please note, however, that the one- and 2-family dwelling code generally applies only to buildings, the original construction of which was commenced on or after December 1, 1978. See s. 101.615, stats. Consequently, because I have drafted this proposal as part of the one- and 2-family dwelling code, I have provided that the carbon monoxide requirements provisions in this draft only apply to those buildings. If you want this draft to apply to all one-family and 2-family dwellings, regardless of age, please let me know and I will redraft accordingly. Please note that the draft includes a delayed effective date as you requested.

If you have any questions with regard to this draft, please feel free to contact me.

Robin N. Kite  
Legislative Attorney  
Phone: (608) 266-7291  
E-mail: [robin.kite@legis.wisconsin.gov](mailto:robin.kite@legis.wisconsin.gov)

## **Kite, Robin**

---

**From:** Wadd, Jay  
**Sent:** Wednesday, February 25, 2009 12:44 PM  
**To:** Kite, Robin  
**Subject:** LRB-1844/dn1

Hi, Robin.

Would you please re-draft LRB-1844 so that it requires the change in all one and two-family dwellings regardless of age?

Thanks,

Jay



(soon)

State of Wisconsin  
2009 - 2010 LEGISLATURE

pm run  
2  
LRB-1844/E

RNK:jld:jf

## 2009 BILL

- In  
2/26
- Regen
- 1 AN ACT *to create* 101.647 of the statutes; **relating to:** requiring carbon
- 2 monoxide detectors in buildings containing one or two dwellings units.

---

### *Analysis by the Legislative Reference Bureau*

This bill requires the owner of any building that contains one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark or similar product safety mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional.

The bill authorizes a state or local building inspector to inspect new dwellings, the common areas of dwellings, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

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**BILL**

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

---

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

*insert 1-1* ✓  
1       **SECTION 1.** 101.647 of the statutes is created to read:

2       **101.647 Carbon monoxide detectors.** (1) **DEFINITION.** In this section,  
3       “carbon monoxide detector” has the meaning given in s. 101.149 (1) (am).

4       **(2) INSTALLATION AND SAFETY CERTIFICATION.** The owner of a dwelling shall  
5       install any carbon monoxide detector required under this section according to the  
6       directions and specifications of the manufacturer of the carbon monoxide detector.  
7       A carbon monoxide detector required under this section shall bear an Underwriters  
8       Laboratories, Inc., listing mark or similar mark from an independent product safety  
9       certification organization.

10       **(3) REQUIREMENT.** (a) The owner of a dwelling shall install a functional carbon  
11       monoxide detector in the basement of the dwelling and on each floor level except the  
12       attic or storage area of each dwelling unit. Except as provided under par. (b), the  
13       occupant of the dwelling unit shall maintain any carbon monoxide detector in that  
14       unit.

15       (b) If any occupant who is not the owner of a dwelling, or any person authorized  
16       by state law or by city, village, town, or county ordinance or resolution to exercise  
17       powers or duties involving inspection of real or personal property, gives written  
18       notice to the owner that the carbon monoxide detector is not functional, the owner  
19       shall provide, within 5 days after receipt of that notice, any maintenance necessary  
20       to make that carbon monoxide detector functional.

# BILL

(4) INSPECTION. The department or person authorized by state law or by city, village, town, or county ordinance or resolution to exercise powers or duties involving inspection of real or personal property may inspect new dwellings, may inspect the common areas of dwellings and, at the request of the owner or renter, may inspect the interior of a dwelling unit in a dwelling to ensure compliance with this section.

**SECTION 2. Effective date.**

(1) This act takes effect on the first day of the 13th month beginning after the effective date of this subsection.

**(END)**

**2009-2010 DRAFTING INSERT  
FROM THE  
LEGISLATIVE REFERENCE BUREAU**

LRB-1844/2ins.  
RNK:.....

**INSERT 1-1**

- 1           **SECTION 1.** 101.615 (1m)<sup>X</sup> of the statutes is created to read:
- 2           101.615 (**1m**) Section 101.647<sup>✓</sup> applies to a dwelling the initial construction of
- 3           which was commenced<sup>✓</sup> before, on, or after the effective date of this<sup>✓</sup> subsection.

STATE OF WISCONSIN - LEGISLATIVE REFERENCE BUREAU

LRB

Research (608-266-0341)

Library (608-266-7040)

Legal (608-266-3561)

LRB

3/30/09

Per Annie Early (lobbyist)

redraft LRB-1847 -

require only LL listing (i.e. take out  
language re: any similar mark)

needs by Wed. aft.



## 2009 BILL

X

Regen

- 1 AN ACT *to create* 101.615 (1m) and 101.647 of the statutes; **relating to:**  
2 requiring carbon monoxide detectors in buildings containing one or two  
3 dwellings units.

---

### *Analysis by the Legislative Reference Bureau*

This bill requires the owner of any building that contains one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark or similar product safety mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional.

The bill authorizes a state or local building inspector to inspect new dwellings, the common areas of dwellings, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

**BILL**

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

---

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

**SECTION 1.** 101.615 (1m) of the statutes is created to read:

101.615 (1m) Section 101.647 applies to a dwelling the initial construction of which was commenced before, on, or after the effective date of this subsection.

**SECTION 2.** 101.647 of the statutes is created to read:

**101.647 Carbon monoxide detectors.** (1) DEFINITION. In this section, "carbon monoxide detector" has the meaning given in s. 101.149 (1) (am).

(2) INSTALLATION AND SAFETY CERTIFICATION. The owner of a dwelling shall install any carbon monoxide detector required under this section according to the directions and specifications of the manufacturer of the carbon monoxide detector.

A carbon monoxide detector required under this section shall bear an Underwriters

Laboratories, Inc., listing mark or similar mark from an independent product safety

certification organization.

(3) REQUIREMENT. (a) The owner of a dwelling shall install a functional carbon monoxide detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Except as provided under par. (b), the occupant of the dwelling unit shall maintain any carbon monoxide detector in that unit.

(b) If any occupant who is not the owner of a dwelling, or any person authorized by state law or by city, village, town, or county ordinance or resolution to exercise powers or duties involving inspection of real or personal property, gives written notice to the owner that the carbon monoxide detector is not functional, the owner

**BILL**

1 shall provide, within 5 days after receipt of that notice, any maintenance necessary  
2 to make that carbon monoxide detector functional.

3 (4) INSPECTION. The department or person authorized by state law or by city,  
4 village, town, or county ordinance or resolution to exercise powers or duties involving  
5 inspection of real or personal property may inspect new dwellings, may inspect the  
6 common areas of dwellings and, at the request of the owner or renter, may inspect  
7 the interior of a dwelling unit in a dwelling to ensure compliance with this section.

8 **SECTION 3. Effective date.**

9 (1) This act takes effect on the first day of the 13th month beginning after the  
10 effective date of this subsection.

11 (END)

**Kite, Robin**

---

**From:** Wadd, Jay  
**Sent:** Tuesday, May 05, 2009 3:30 PM  
**To:** Kite, Robin  
**Subject:** RE: Language modifications for LRB 1844/3 CO Alarms

Hi, Robin. Yes please.

---

**From:** Kite, Robin  
**Sent:** Tuesday, May 05, 2009 2:49 PM  
**To:** Wadd, Jay  
**Subject:** FW: Language modifications for LRB 1844/3 CO Alarms  
**Importance:** High

Jay,

Would you like me to proceed with a redraft as discussed in Annie Early's e-mail?

Robin

---

**From:** Annie Early [mailto:[annie@martinschreiber.com](mailto:annie@martinschreiber.com)]  
**Sent:** Tuesday, May 05, 2009 11:18 AM  
**To:** Kite, Robin  
**Cc:** Wadd, Jay  
**Subject:** Language modifications for LRB 1844/3 CO Alarms  
**Importance:** High

Robin;

As we discussed this morning, the following are four (4) additions/modifications to LRB 1844/3 relating to the installation of carbon monoxide alarms. These are the result of discussions with realtor and builder groups, along with additions from 2007 Act 205. Please feel free to call or email me with any questions or concerns. My mobile phone is the best way to reach me – 414-405-1050; otherwise, my land line is 608-259-1212 ext. 3. Thank you for all of your help!

Annie

**I. COMBO SMOKE/CO ALARM LANGUAGE:**

MAY BE COMBINED WITH A SMOKE DETECTING DEVICE IF THE  
  
COMBINED DEVICE COMPLIES WITH APPLICABLE LAW REGARDING BOTH  
  
SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND THAT THE  
  
COMBINED UNIT PRODUCES AN ALARM, OR AN ALARM AND VOICE SIGNAL

**II. EXEMPTIONS LANGUAGE:**

05/05/2009



DWELLINGS NOT CONTAINING FOSSIL FUEL-BURNING APPLIANCES, FIRE PLACES, OR

AN ATTACHED GARAGE ARE EXEMPT FROM INSTALLING A CARBON MONOXIDE ALARM.

*i.e. if you have any one of those, you need an alarm; in other words, if you have an attached garage, but no fuel burning appliances, you would need to install an alarm.*

**ADDITIONS FROM 2007 ACT 205 LANGUAGE:**

**III. LIABILITY:**

(c) The owner of a residential building is not liable for damages resulting from any of the following:

1. A false alarm from a carbon monoxide detector if the carbon monoxide detector was reasonably maintained by the owner of the residential building.
2. The failure of a carbon monoxide detector to operate properly if that failure was the result of tampering with, or removal or destruction of, the carbon monoxide detector by a person other than the owner or the result of a faulty detector that was reasonably maintained by the owner as required under par. (a).

**IV. TAMPERING PROHIBITED.** No person may tamper with, remove, destroy, disconnect, or remove batteries from an installed carbon monoxide detector, except in the course of inspection, maintenance, or replacement of the detector.

**Annie M. Early**

Partner

Martin Schreiber & Associates, Inc.

608.259.1212 ext. 3

[www.martinschreiber.com](http://www.martinschreiber.com)



(soon)

State of Wisconsin  
2009 - 2010 LEGISLATURE

RM run  
4  
LRB-1844/3  
RNK:jld:ph

## 2009 BILL

In  
5/15

Regen

- 1 AN ACT *to create* 101.615 (1m) and 101.647 of the statutes; **relating to:**  
2 requiring carbon monoxide detectors in buildings containing one or two  
3 dwellings units.✓

---

*Analysis by the Legislative Reference Bureau*

most buildings

This bill requires the owner of any building that contains <sup>one</sup> or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional.

Insert Analysis ✓  
→ The bill authorizes a state or local building inspector to inspect new dwellings, the common areas of dwellings, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

For further information see the **state and local** fiscal estimate, which will be printed as an appendix to this bill.

---

***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

**BILL**

1           **SECTION 1.** 101.615 (1m)<sup>✓</sup> of the statutes is created to read:

2           101.615 (1m) Section 101.647 applies to a dwelling the initial construction of  
3 which was commenced before, on, or after the effective date of this subsection.

4           **SECTION 2.** 101.647<sup>✓</sup> of the statutes is created to read:

5           **101.647 Carbon monoxide detectors.** (1) **DEFINITION.** In this section,  
6 “carbon monoxide detector” has the meaning given in s. 101.149 (1) (am).

7           (2) **INSTALLATION AND SAFETY CERTIFICATION.** The owner of a dwelling shall  
8 install any carbon monoxide detector required under this section according to the  
9 directions and specifications of the manufacturer of the carbon monoxide detector.  
10 A carbon monoxide detector required under this section shall bear an Underwriters  
11 Laboratories, Inc., listing mark.

12           (3) **REQUIREMENT.** (a) The owner of a dwelling shall install a functional carbon  
13 monoxide detector in the basement of the dwelling and on each floor level except the  
14 attic or storage area of each dwelling unit. Except as provided under par. (b), the  
15 occupant of the dwelling unit shall maintain any carbon monoxide detector in that  
16 unit.

17           (b) If any occupant who is not the owner of a dwelling, or any person authorized  
18 by state law or by city, village, town, or county ordinance or resolution to exercise  
19 powers or duties involving inspection of real or personal property, gives written  
20 notice to the owner that the carbon monoxide detector is not functional, the owner  
21 shall provide, within 5 days after receipt of that notice, any maintenance necessary  
22 to make that carbon monoxide detector functional.

23           (4) **INSPECTION.** The department or person authorized by state law or by city,  
24 village, town, or county ordinance or resolution to exercise powers or duties involving  
25 inspection of real or personal property may inspect new dwellings, may inspect the

**BILL**

1 common areas of dwellings and, at the request of the owner or renter, may inspect  
2 the interior of a dwelling unit in a dwelling to ensure compliance with this section.

3 **SECTION 3. Effective date.**

4 (1) This act takes effect on the first day of the 13th month beginning after the  
5 effective date of this subsection.

6 (END)

Insert  
3-2

**2009-2010 DRAFTING INSERT**  
**FROM THE**  
**LEGISLATIVE REFERENCE BUREAU**

LRB-1844/4ins.  
RNK:.....

**INSERT ANALYSIS**

198 The bill exempts an owner of a dwelling from damages resulting from a false alarm from a detector that was reasonably maintained by the owner or from the failure of the detector to operate properly as the result of tampering.

The bill exempts certain dwellings from the requirement to install detectors. Under the bill, no detector is required if the dwelling has no attached garage, no fireplace, and no fuel-burning appliances other than those that have sealed combustion units.

**INSERT 3-2**

1           (5) LIABILITY EXEMPTION. The owner of a dwelling is not liable for damages  
2 resulting from any of the following:

3           (a) A false alarm from a carbon monoxide detector if the carbon monoxide  
4 detector was reasonably maintained by the owner of the dwelling.

5           (b) The failure of a carbon monoxide detector to operate properly if that failure  
6 was the result of tampering with, or removal or destruction of, the carbon monoxide  
7 detector by a person other than the owner of the dwelling or the result of a faulty  
8 detector that was reasonably maintained by the owner of the dwelling.

9           (6) TAMPERING PROHIBITED. No person may tamper with, remove, destroy,  
10 disconnect, or remove batteries from an installed carbon monoxide detector, except  
11 in the course of inspection, maintenance, or replacement of the detector.

12           (7) EXCEPTIONS. Subsections (2) and (3) do not apply to the owner of a dwelling  
13 if the dwelling if all of the following apply:

14           (a) The dwelling does not have an attached garage.

15           **b**  
~~(a)~~ The dwelling does not have a fireplace.

16           **c**  
~~(b)~~ The dwelling has no fuel-burning appliance or all of the fuel-burning  
17 appliances in the dwelling have sealed combustion units that are covered by the  
18 manufacturer's warranty against defects.

(end ins)

STATE OF WISCONSIN - LEGISLATIVE REFERENCE BUREAU

LRB

Research (608-266-0341)

Library (608-266-7040)

Legal (608-266-3561)

LRB

Per Anne Early -  
Take out reference to sealed combustion  
units  
wants e-mail copy of next version  
will send me an e-mail

## Kite, Robin

---

**From:** Wadd, Jay  
**Sent:** Monday, May 18, 2009 4:38 PM  
**To:** 'Annie Early'; Kite, Robin  
**Subject:** RE: CO bill draft

that's okay with me.

---

**From:** Annie Early [mailto:[annie@martinschreiber.com](mailto:annie@martinschreiber.com)]  
**Sent:** Monday, May 18, 2009 4:41 PM  
**To:** Kite, Robin; Wadd, Jay  
**Subject:** CO bill draft  
**Importance:** High

Robin and Jay;

Thank you for all of your work on the carbon monoxide bill draft. The draft looks great except for one minor issue we forgot to change.

Under (7) EXCEPTIONS, line (c) should read:

"The dwelling has no fuel-burning appliance." And delete the rest of those lines "... or all of the fuel-burning appliances in the dwelling..." And then of course that change would be made in the summary.

The sealed-combustion units language was specific to hotel/motel/resort and larger public buildings was my understanding. For one- and two-family dwellings we can simply say that they are exempt if there is no fuel-burning appliance.

Hopefully that makes sense.

Jay – if you don't mind, can Robin include me on the email sending back the 1844/5?

Thanks,  
Annie

**Annie M. Early**  
Partner  
Martin Schreiber & Associates, Inc.  
608.259.1212 ext. 3  
[www.martinschreiber.com](http://www.martinschreiber.com)

05/20/2009



(soon)  
State of Wisconsin  
2009 - 2010 LEGISLATURE

Rm run  
5  
LRB-1844/4  
RNK:jld:rs

## 2009 BILL

In  
5720

X  
Regen

- 1 AN ACT *to create* 101.615 (1m) and 101.647 of the statutes; **relating to:**  
2 requiring carbon monoxide detectors in buildings containing one or two  
3 dwellings units.

---

### *Analysis by the Legislative Reference Bureau*

This bill requires the owner of most buildings that contain one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional. The bill exempts an owner of a dwelling from damages resulting from a false alarm from a detector that was reasonably maintained by the owner or from the failure of the detector to operate properly as the result of tampering.

The bill exempts certain dwellings from the requirement to install detectors. Under the bill, no detector is required if the dwelling has no attached garage, no fireplace, and no fuel-burning appliances ~~other than those that have sealed~~

~~combustion units~~

The bill authorizes a state or local building inspector to inspect new dwellings, the common areas of dwellings, and, at the request of a dwelling owner or renter, the



**BILL**

interior of a dwelling unit to ensure compliance with the requirements established under this bill.

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

---

***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

1       **SECTION 1.** 101.615 (1m) of the statutes is created to read:

2       101.615 (1m) Section 101.647 applies to a dwelling the initial construction of  
3       which was commenced before, on, or after the effective date of this subsection.

4       **SECTION 2.** 101.647 of the statutes is created to read:

5       **101.647 Carbon monoxide detectors.** (1) **DEFINITION.** In this section,  
6       “carbon monoxide detector” has the meaning given in s. 101.149 (1) (am).

7       (2) **INSTALLATION AND SAFETY CERTIFICATION.** The owner of a dwelling shall  
8       install any carbon monoxide detector required under this section according to the  
9       directions and specifications of the manufacturer of the carbon monoxide detector.  
10      A carbon monoxide detector required under this section shall bear an Underwriters  
11      Laboratories, Inc., listing mark.

12      (3) **REQUIREMENT.** (a) The owner of a dwelling shall install a functional carbon  
13      monoxide detector in the basement of the dwelling and on each floor level except the  
14      attic or storage area of each dwelling unit. Except as provided under par. (b), the  
15      occupant of the dwelling unit shall maintain any carbon monoxide detector in that  
16      unit.

17      (b) If any occupant who is not the owner of a dwelling, or any person authorized  
18      by state law or by city, village, town, or county ordinance or resolution to exercise  
19      powers or duties involving inspection of real or personal property, gives written  
20      notice to the owner that the carbon monoxide detector is not functional, the owner

**BILL**

1 shall provide, within 5 days after receipt of that notice, any maintenance necessary  
2 to make that carbon monoxide detector functional.

3 (4) INSPECTION. The department or person authorized by state law or by city,  
4 village, town, or county ordinance or resolution to exercise powers or duties involving  
5 inspection of real or personal property may inspect new dwellings, may inspect the  
6 common areas of dwellings and, at the request of the owner or renter, may inspect  
7 the interior of a dwelling unit in a dwelling to ensure compliance with this section.

8 (5) LIABILITY EXEMPTION. The owner of a dwelling is not liable for damages  
9 resulting from any of the following:

10 (a) A false alarm from a carbon monoxide detector if the carbon monoxide  
11 detector was reasonably maintained by the owner of the dwelling.

12 (b) The failure of a carbon monoxide detector to operate properly if that failure  
13 was the result of tampering with, or removal or destruction of, the carbon monoxide  
14 detector by a person other than the owner of the dwelling or the result of a faulty  
15 detector that was reasonably maintained by the owner of the dwelling.

16 (6) TAMPERING PROHIBITED. No person may tamper with, remove, destroy,  
17 disconnect, or remove batteries from an installed carbon monoxide detector, except  
18 in the course of inspection, maintenance, or replacement of the detector.

19 (7) EXCEPTIONS. Subsections (2) and (3) do not apply to the owner of a dwelling  
20 if all of the following apply:

21 (a) The dwelling does not have an attached garage.

22 (b) The dwelling does not have a fireplace.

23 (c) The dwelling ~~does not~~ <sup>does not have a</sup> fuel-burning appliance ~~or all of the fuel-burning~~ <sup>✓</sup>

24 appliances in the dwelling have sealed combustion units that are covered by the  
25 manufacturer's warranty against defects.

plain  
period

**BILL**

1        **SECTION 3. Effective date.**

2           (1) This act takes effect on the first day of the 13th month beginning after the  
3           effective date of this subsection.

4 (END)

**Kite, Robin**

**From:** Annie Early [annie@martinschreiber.com]  
**Sent:** Monday, August 24, 2009 2:47 PM  
**To:** Kite, Robin  
**Cc:** Wadd, Jay  
**Subject:** LRB 1844/5  
**Importance:** High

Robin;

As I mentioned, there are a few questions that came up that you might be able to help us answer and/or address in the bill draft.

- ✓ 1. Regarding installation, etc; we would like to add language that specifies allowing combination smoke/carbon monoxide alarms - in order to make it clear to the consumer. Something like

\* The owner may install a combination smoke/carbon monoxide alarm and be in compliance with this law. OR something that addresses what an "Approved carbon monoxide alarm" means - such as:

A device that may be combined with smoke detecting devices provided that the combined device complies with applicable law regarding both smoke detecting devices and carbon monoxide alarms and that the combined unit emits an alarm in a manner that clearly differentiates between the two hazards.

2. we also want to address "existing versus new construction" - we are waiting to hear back from State Fire Chiefs and want to talk with the sponsors of the bill to confirm, but it's possible there will be different requirements for existing versus new (i.e. hard-wired alarms vs. battery, etc).

In the meantime and to get started, can we draft specifics such as:

\* Requirement:

- New construction must be hard-wired technology, or plug-in/battery back-up

#### INSPECTIONS:

\* Page 3, section (4) INSPECTION - We would like to replace that section (lines 3-7) with language from the smoke alarm law relating to one- and two-family homes rather than the current language, which I think is from commercial buildings. The language would be from 101.145 (6).

\* Home inspection - do we need to specify in the statutes that carbon monoxide alarms be on "list" of items to be checked off during home inspection. As I understand from realtors, that section is: Reg & Licensing - section 134.03 (7) 9. The functionality of the power sources for smoke detectors.

\* Do we need to define fuel burning appliance? If so, here is language that was used in other states, but we figured you would know whether it's already defined in other areas of the law.

"Fuel Burning Appliance": A heater, fireplace, appliance or cooking source that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion.

or Comm 21, 097(1)(b)1.

08/24/2009

One more question was relating to the section (5) on page 3 relating to LIABILITY EXEMPTION. One group had a question about what this meant and why it was needed. I assume it is relating to rental properties/landlord liability, etc. but figured you could help us answer that more directly. They also wanted to know if this was consistent with liability under the smoke alarm laws.

same as  
101.149  
(3)(c)

I will contact you this afternoon yet to discuss this in more detail but I wanted to send you something in writing for us to work off of.

Thanks again for all of your help.  
Annie

---

Annie M. Early  
Partner  
Martin Schreiber & Associates, Inc.  
office: 608-259-1212 ext. 3  
mobile: 414-405-1050  
[www.martinschreiber.com](http://www.martinschreiber.com)

Annie Early - Redraft - 1844

New construction - must be hardwired  
Existing - hard wire or battery etc  
in any case can use combo alarm

whenever home inspection is done -  
must include inspection of carbon  
monoxide detectors - observe & describe  
condition - see rules -

9/8

called Annie - left message

Kite, Robin

---

**From:** Annie Early [annie@martinschreiber.com]

**Sent:** Thursday, September 10, 2009 4:00 PM

**To:** Kite, Robin

**Subject:** CO alarm language

1. **New construction hard-wire language example:** In new construction, alarms shall receive their primary power from the building wiring when such wiring is served from the local power utility. Such alarms shall have battery back up
2. **As listed by UL as complying with UL 2034** – for existing construction
3. **New construction** – building in progress? By permit date – if permit is issued prior to the effective date (all other states) they would not have to use hard-wired

INSPECTIONS:

101.145(6)



**(6) Department inspection and orders.** The department may inspect all residential buildings, except the interior of private dwellings, as may be necessary to ensure compliance with this section. The department may inspect the interior of private dwellings at the request of the owner or renter as may be necessary to ensure compliance with this section. The department may issue orders as may be necessary to ensure compliance with this section.

**Annie M. Early**

Partner

Martin Schreiber & Associates, Inc.

608.259.1212 ext. 3

[www.martinschreiber.com](http://www.martinschreiber.com)

**Kite, Robin**

---

**From:** Annie Early [annie@martinschreiber.com]  
**Sent:** Thursday, September 10, 2009 4:25 PM  
**To:** Kite, Robin  
**Subject:** RE: just to clarify

Perfect; thanks!

**Annie M. Early**  
Partner  
Martin Schreiber & Associates, Inc.  
608.259.1212 ext. 3  
[www.martinschreiber.com](http://www.martinschreiber.com)

---

**From:** Kite, Robin [mailto:Robin.Kite@legis.wisconsin.gov]  
**Sent:** Thursday, September 10, 2009 4:23 PM  
**To:** Annie Early  
**Subject:** RE: just to clarify

That's right. I was also intending to leave the language in the draft that gives both the department and other authorized inspectors the power to inspect.

Robin

---

**From:** Annie Early [mailto:annie@martinschreiber.com]  
**Sent:** Thursday, September 10, 2009 4:12 PM  
**To:** Kite, Robin  
**Subject:** just to clarify

So we are talking about leaving out language on "common areas" in terms of inspections, but still leave in language relating to **"The department may inspect the interior of private dwellings at the request of the owner or renter as may be necessary to ensure compliance with this section. The department may issue orders as may be necessary to ensure compliance with this section."** (or something similar)

**Just checking... Thanks!**

**Annie M. Early**  
Partner  
Martin Schreiber & Associates, Inc.  
608.259.1212 ext. 3  
[www.martinschreiber.com](http://www.martinschreiber.com)

09/10/2009





1800n

State of Wisconsin  
2009 - 2010 LEGISLATURE

Rm run  
6  
LRB-18446

RNK:jld:md

## 2009 BILL

In 9/11

x  
Regen

- 1 AN ACT *to create* 101.615 (1m) and 101.647 of the statutes; **relating to:**
- 2 requiring carbon monoxide detectors in buildings containing one or two
- 3 dwellings units. ✓

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### *Analysis by the Legislative Reference Bureau*

This bill requires the owner of most buildings that contain one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional. The bill exempts an owner of a dwelling from damages resulting from a false alarm from a detector that was reasonably maintained by the owner or from the failure of the detector to operate properly as the result of tampering.

✓ The bill exempts certain dwellings from the requirement to install detectors. Under the bill, no detector is required if the dwelling has no attached garage, no fireplace, and no fuel-burning appliances.

The bill authorizes a state or local building inspector to inspect new dwellings, ~~the common areas of dwellings~~, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

4 The bill requires new dwellings to have carbon monoxide detectors that are wired to the dwelling's electrical service. Existing dwellings may use a battery powered detector. 22

**BILL**

For further information see the **state and local** fiscal estimate, which will be printed as an appendix to this bill.

***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

1           **SECTION 1.** 101.615 (1m) of the statutes is created to read:

2           101.615 (1m) Section 101.647 applies to a dwelling the initial construction of  
3           which was commenced before, on, or after the effective date of this subsection.

4           **SECTION 2.** 101.647 of the statutes is created to read:

5           **101.647 Carbon monoxide detectors.** (1) DEFINITION In this section,

6           (1) "carbon monoxide detector" has the meaning given in s. 101.149 (1) (am).

7           (2) INSTALLATION AND SAFETY CERTIFICATION. The owner of a dwelling shall  
8           install any carbon monoxide detector required under this section according to the  
9           directions and specifications of the manufacturer of the carbon monoxide detector.

10          A carbon monoxide detector required under this section shall bear an Underwriters  
11          Laboratories, Inc., listing mark.

and may be a device that is combined with  
a smoke detector ✓

12          (3) REQUIREMENT. (a) The owner of a dwelling shall install a functional carbon  
13          monoxide detector in the basement of the dwelling and on each floor level except the  
14          attic or storage area of each dwelling unit. Except as provided under par. (b), the  
15          occupant of the dwelling unit shall maintain any carbon monoxide detector in that  
16          unit.

17          (b) If any occupant who is not the owner of a dwelling, or any person authorized  
18          by state law or by city, village, town, or county ordinance or resolution to exercise  
19          powers or duties involving inspection of real or personal property, gives written  
20          notice to the owner that the carbon monoxide detector is not functional, the owner

**BILL**

1 shall provide, within 5 days after receipt of that notice, any maintenance necessary  
2 to make that carbon monoxide detector functional.

3 (4) INSPECTION. The department or person authorized by state law or by city,  
4 village, town, or county ordinance or resolution to exercise powers or duties involving  
5 inspection of real or personal property may inspect new dwellings, ~~may inspect the~~  
6 ~~common areas of dwellings~~ and, at the request of the owner or renter, may inspect  
7 the interior of a dwelling unit in a dwelling to ensure compliance with this section. ✓

8 (5) LIABILITY EXEMPTION. The owner of a dwelling is not liable for damages  
9 resulting from any of the following:

10 (a) A false alarm from a carbon monoxide detector if the carbon monoxide  
11 detector was reasonably maintained by the owner of the dwelling.

12 (b) The failure of a carbon monoxide detector to operate properly if that failure  
13 was the result of tampering with, or removal or destruction of, the carbon monoxide  
14 detector by a person other than the owner of the dwelling or the result of a faulty  
15 detector that was reasonably maintained by the owner of the dwelling.

16 (6) TAMPERING PROHIBITED. No person may tamper with, remove, destroy,  
17 disconnect, or remove batteries from an installed carbon monoxide detector, except  
18 in the course of inspection, maintenance, or replacement of the detector.

19 (7) EXCEPTIONS. Subsections (2) and (3) do not apply to the owner of a dwelling  
20 if all of the following apply:

21 (a) The dwelling does not have an attached garage.

22 (b) The dwelling does not have a fireplace.

23 (c) The dwelling does not have a fuel-burning appliance. ✓

24 **SECTION 3. Effective date.**

insert  
3-23

# BILL

1           (1) This act takes effect on the first day of the 13th month beginning after the  
2           effective date of this subsection.

3 (END)

**2009-2010 DRAFTING INSERT**  
**FROM THE**  
**LEGISLATIVE REFERENCE BUREAU**

LRB-1844/6ins.  
RNK:.....

**INSERT 2-6**

1 (b) "Fuel-burning appliance" means a device that is installed in a dwelling,  
2 that burns fossil fuel or carbon-based fuel, and that produces carbon monoxide as a  
3 combustion by-product.

**INSERT 2-13**

4 ~~§~~ If the building permit for the construction of the dwelling was issued on or after  
5 the effective date of this paragraph .... [LRB inserts date], and the electrical service  
6 for the dwelling is provided by a public utility, as defined in s. 196.01 (5), the owner  
7 of the dwelling shall install each carbon monoxide detector required under this  
8 subsection so that it is powered by the dwelling's electrical wiring system. A carbon  
9 monoxide detector wired to the dwelling's electrical wiring system shall have a  
10 backup battery power supply.

**INSERT 3-23**

11 **SECTION 1.** 440.974 (1) (b) of the statutes is amended to read:

12 440.974 (1) (b) Subject to s. 440.975, standards for the practice of home  
13 inspection by home inspectors and standards for specifying the mechanical and  
14 structural components of improvements to residential real property that are  
15 included in a home inspection. The rules promulgated under this paragraph shall  
16 include standards for the inspection of carbon monoxide detectors. The rules  
17 promulgated under this paragraph may not require a home inspector to use a  
18 specified form for the report required under s. 440.975 (3).



## 2009 BILL

✓

Regen

- 1 AN ACT *to amend* 440.974 (1) (b); and *to create* 101.615 (1m) and 101.647 of the  
2 statutes; **relating to:** requiring carbon monoxide detectors in buildings  
3 containing one or two dwelling units.

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### *Analysis by the Legislative Reference Bureau*

This bill requires the owner of most buildings that contain one or two dwelling units (dwelling) to install a carbon monoxide detector (detector) in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. Under the bill, the owner of the dwelling must install the detector according to the directions and specifications of the manufacturer of the detector and requires that the detector bear an Underwriters Laboratories, Inc., listing mark. If any occupant who is not the owner, or any state or local building inspector, notifies the owner that a detector is not functional, the owner must provide, within five days after receipt of that notice, any maintenance necessary to make the detector functional. The bill exempts an owner of a dwelling from damages resulting from a false alarm from a detector that was reasonably maintained by the owner or from the failure of the detector to operate properly as the result of tampering.

The bill requires new dwellings to have carbon monoxide detectors that are wired to the dwelling's electrical service. Existing dwellings may use a battery powered detector. The bill exempts certain dwellings from the requirement to install detectors. Under the bill, no detector is required if the dwelling has no attached garage, no fireplace, and no fuel-burning appliances.

**BILL**

The bill authorizes a state or local building inspector to inspect new dwellings, and, at the request of a dwelling owner or renter, the interior of a dwelling unit to ensure compliance with the requirements established under this bill.

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

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*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

1           **SECTION 1.** 101.615 (1m) of the statutes is created to read:

2           101.615 (1m) Section 101.647 applies to a dwelling the initial construction of  
3 which was commenced before, on, or after the effective date of this subsection.

4           **SECTION 2.** 101.647 of the statutes is created to read:

5           **101.647 Carbon monoxide detectors. (1) DEFINITIONS.** In this section:

6           (a) "Carbon monoxide detector" has the meaning given in s. 101.149 (1) (am).

7           (b) "Fuel-burning appliance" means a device that is installed in a dwelling,  
8 that burns fossil fuel or carbon-based fuel, and that produces carbon monoxide as  
9 a combustion by-product.

10           **(2) INSTALLATION AND SAFETY CERTIFICATION.** The owner of a dwelling shall  
11 install any carbon monoxide detector required under this section according to the  
12 directions and specifications of the manufacturer of the carbon monoxide detector.  
13 A carbon monoxide detector required under this section shall bear an Underwriters  
14 Laboratories, Inc., listing mark and may be a device that is combined with a smoke  
15 detector.

16           **(3) REQUIREMENT.** (a) The owner of a dwelling shall install a functional carbon  
17 monoxide detector in the basement of the dwelling and on each floor level except the  
18 attic or storage area of each dwelling unit. If the building permit for the <sup>initial</sup> construction  
19 of the dwelling was issued on or after the effective date of this paragraph .... [LRB

**BILL**

1 inserts date], and the electrical service for the dwelling is provided by a public utility,  
2 as defined in s. 196.01 (5), the owner of the dwelling shall install each carbon  
3 monoxide detector required under this subsection so that it is powered by the  
4 dwelling's electrical wiring system. A carbon monoxide detector wired to the  
5 dwelling's electrical wiring system shall have a backup battery power supply. Except  
6 as provided under par. (b), the occupant of the dwelling unit shall maintain any  
7 carbon monoxide detector in that unit.

8 (b) If any occupant who is not the owner of a dwelling, or any person authorized  
9 by state law or by city, village, town, or county ordinance or resolution to exercise  
10 powers or duties involving inspection of real or personal property, gives written  
11 notice to the owner that the carbon monoxide detector is not functional, the owner  
12 shall provide, within 5 days after receipt of that notice, any maintenance necessary  
13 to make that carbon monoxide detector functional.

14 (4) INSPECTION. The department or person authorized by state law or by city,  
15 village, town, or county ordinance or resolution to exercise powers or duties involving  
16 inspection of real or personal property may inspect new dwellings and, at the request  
17 of the owner or renter, may inspect the interior of a dwelling unit in a dwelling to  
18 ensure compliance with this section.

19 (5) LIABILITY EXEMPTION. The owner of a dwelling is not liable for damages  
20 resulting from any of the following:

21 (a) A false alarm from a carbon monoxide detector if the carbon monoxide  
22 detector was reasonably maintained by the owner of the dwelling.

23 (b) The failure of a carbon monoxide detector to operate properly if that failure  
24 was the result of tampering with, or removal or destruction of, the carbon monoxide



**BILL****SECTION 2**

1 detector by a person other than the owner of the dwelling or the result of a faulty  
2 detector that was reasonably maintained by the owner of the dwelling.

3 (6) TAMPERING PROHIBITED. No person may tamper with, remove, destroy,  
4 disconnect, or remove batteries from an installed carbon monoxide detector, except  
5 in the course of inspection, maintenance, or replacement of the detector.

6 (7) EXCEPTIONS. Subsections (2) and (3) do not apply to the owner of a dwelling  
7 if all of the following apply:

8 (a) The dwelling does not have an attached garage.

9 (b) The dwelling does not have a fireplace.

10 (c) The dwelling does not have a fuel-burning appliance.

11 **SECTION 3.** 440.974 (1) (b) of the statutes is amended to read:

12 440.974 (1) (b) Subject to s. 440.975, standards for the practice of home  
13 inspection by home inspectors and standards for specifying the mechanical and  
14 structural components of improvements to residential real property that are  
15 included in a home inspection. The rules promulgated under this paragraph shall  
16 include standards for the inspection of carbon monoxide detectors. The rules  
17 promulgated under this paragraph may not require a home inspector to use a  
18 specified form for the report required under s. 440.975 (3).

19 **SECTION 4. Effective date.**

20 (1) This act takes effect on the first day of the 13th month beginning after the  
21 effective date of this subsection.

22 (END)

**Barman, Mike**

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**From:** Kite, Robin  
**Sent:** Thursday, October 29, 2009 8:18 AM  
**To:** Barman, Mike  
**Subject:** LRB-1844

Please jacket LRB-1844 for Sen. Hansen.

Thanks.

Robin